

# \$625,000 - 146, 13441 Twp Rd 665a, Lac La Biche

MLS® #A2209222

**\$625,000**

4 Bedroom, 4.00 Bathroom, 2,253 sqft

Residential on 0.24 Acres

NONE, Lac La Biche, Alberta

Beautiful 2-storey home with triple car garage located in the lakeside subdivision of Young's Beach on Beaver Lake. This 2,253 sq.ft home will impress you from the moment you walk in, with its open concept floor plan, hardwood floors, grand staircase, granite counter tops, walk through pantry, gas fireplace, main floor laundry, generous deck with natural gas BBQ hookup, BONUS room above the garage, and massive primary bedroom with walk-in-closet and 4 piece ensuite bath. The basement is framed, drywalled and painted with underlay board throughout, and as a bonus the owners are leaving behind all the materials to complete the bathroom. Outside you will find low maintenance landscaping with a concrete cement pad out front, an additional 12x20 shed with roll up door, plus access from the side street onto a gravel pad that has been compacted and ready for future garage space or perfect for RV or boat parking. This home has been well maintained by the original owners and is ready to be enjoyed by another family. Have a virtual walk through of this home by clicking on the 3-D tour below.

Built in 2011

## Essential Information

MLS® # A2209222

Price \$625,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,253       |
| Acres          | 0.24        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 146, 13441 Twp Rd 665a |
| Subdivision | NONE                   |
| City        | Lac La Biche           |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A 2C0                |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 6                                         |
| Parking        | Triple Garage Attached, Concrete Driveway |
| # of Garages   | 3                                         |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                          |
| Heating           | Forced Air, Natural Gas, Fireplace Insert                                                           |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas                                                                                                 |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Partially Finished                                                                            |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Corner Lot, Landscaped, No Neighbours Behind, See Remarks, Street Lighting, Greenbelt |
| Roof            | Asphalt Shingle                                                                                  |
| Construction    | Concrete, Vinyl Siding, Wood Frame                                                               |
| Foundation      | Poured Concrete                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 13              |
| Zoning         | LDHR            |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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